

**INTERFAITH HOUSING ASSOCIATION:
Supportive Housing TEXT CHANGE**

§32 SUPPLEMENTARY USE REGULATIONS

Each of the following uses is permitted in each district to the extent indicated for that use and district, subject to all provisions of the applicable district, except as specifically provided for in this section. Every application for the use of property subject to conditions set forth herein shall be filed in accordance with the provisions of these regulations, and shall be subject to approval by any commission, board or agency stipulated in this section.

32-1 Supportive Housing (as defined in Section 5- Definitions)

Two-family or multi-family dwelling units on a minimum of twice the required lot area of the underlying residential zoning district, or ¾ acre (32,670 square feet) for RPOD, RORD, BPD, RBD, BCD, BCD/H and DDD #2 Commercial Zones may be used as Supportive Housing living quarters, requiring annual certification by Planning and Zoning staff that the definition of Supportive Housing is met. Supportive Housing is subject to a Special Permit and Site Plan approval in accordance with §43, herein, subject to the following conditions:

32-1.1 Standards

All applicable standards of the underlying zoning district must apply except that:

32-1.1.1 Building coverage shall not exceed twenty percent (20%) of the lot area and the total coverage shall not exceed fifty-percent (50%) of the area of the lot.

32-1.1.2 On site parking shall be provided at a minimum of one parking space per dwelling unit.

32-1.1.3 The Front Landscaping Area standard of Section 35-2.2 may be reduced to twenty-five (25) feet by the Planning and Zoning Commission.

32-1.1.4 Public water and sewer must be available for the property, and all units must be connected to the sewer and water lines.

32-1.1.5 Building height shall not exceed two and one-half (2.5) stories in non-residential zones.

32-1.1.6 Building spacing shall not be less than fifteen (15) feet in RPOD, RORD, BPD, RBD, BCD, BCD/H and DDD #2 Commercial Zones.

32-1.1.7 Drive aisle widths for two-way drives, as depicted in §34 may be reduced to not less than twenty (20) feet.

32-1.2 Density

32-1.2.1 A Supportive Housing building shall include not more than six (6) dwelling units and shall not contain more than ten (10) bedrooms. No unit shall have more than two bedrooms. There shall be one (1) building per lot in the Residence-AAA, Residence-AA, Residence-A, and Residence-B districts. Density shall not exceed ten (10) units or twenty (20) bedrooms per acre in the RPOD, RORD, BPD, RBD, BCD, BCD/H and DDD #2 Commercial Zones. The maximum building size shall be 5,000 square feet of floor area, inclusive of garage area.

- 32-1.2.2 Unit sizes: The gross interior floor area per dwelling unit shall not exceed:
- (a) 600 square feet for an efficiency unit;
 - (b) 850 square feet for a 1-bedroom unit; and
 - (c) 1,200 square feet for a 2-bedroom unit.

For purposes of these regulations, libraries, dens, studios, studies, lofts and other similar spaces shall be deemed to be bedrooms by the Commission. A single recreation room, a storage area and a utility room located in a cellar or basement without a bathroom will not be considered a bedroom. The gross interior floor area of a unit shall exclude garage parking spaces, common storage areas, common stairs, common halls, common foyers and other similar spaces used in common.

32-1.3 Affordable Housing Requirement:

100% of housing units on the lot shall be Affordable for persons whose annual income does not exceed fifty percent (50%) of the state median income level, adjusted for family size. In conjunction with an application for approval of a Special Permit for a Supportive Housing Development, the applicant shall submit an “Affordability Plan”, in accordance with §8-30g which shall describe how the regulations regarding affordability will be administered. The plan must also include a means of offering a “right of first refusal” to the Town of Westport to acquire the property. The right of first refusal must be placed on the land records for the property.

32-1.4 Architectural Design

The architectural design, scale and mass of buildings and other structures used for multiple-family dwelling units, including the exterior building material, color, roof-line and building elevations shall be residential in character so as to harmonize and be compatible with the neighborhood, and to protect property values in the neighborhood and to preserve and improve the appearance and beauty of the community.

- 32-1.4.1 Pitched roof buildings shall be required.
- 32-1.4.2 Roof-top mechanical equipment shall be prohibited; except for energy conservation systems such as solar energy panels.
- 32-1.4.3 Dwelling unit facades should be designed to avoid a barracks or dormitory appearance. Staggered or off-set unit facades and/or varied unit façade materials shall be utilized.
- 32-1.4.4 Buildings should be designed and located on the site so as to retain the existing topography and natural features of the land to the greatest extent possible.

32-1.5 Landscaping, Screening and Buffer Areas

Landscaping must be provided in accordance with §35 of the regulations (also see §32-1.1.3).

- 32-1.5.1 Refuse Areas

Refuse collection areas shall be provided, screened, supplied with covered receptacles and conveniently located to serve all dwelling units.

32-1.5.2 Mail Boxes

Mail boxes shall be provided, covered from the elements and conveniently located to serve all dwelling units.

32-1.5.3 Buffer Strip

For any multi-family Single Use Development, the minimum planted buffer strip required under §35, herein, may be extended along any side or rear lot line located between the dwelling units and any adjoining non-residential use or vacant lot.

32-1.6 Utilities

32-1.6.1 All utilities and conduits within the site for a multi-family Single Use Development shall be underground.

32-1.6.2 No Zoning Certificate of Compliance shall be issued for any dwelling or dwelling unit unless and until such dwelling or unit has been connected to a public water supply, suitable power supply and a public sanitary sewer line.

32-1.6.3 All storm drainage facilities and public sanitary sewers shall be designed and constructed in accordance with Town standards, subject to the approval of the Town Engineer.

32-1.6.4 Any development application for Supportive Housing use shall require the applicant investigate the existing capacity of the sewer collection and treatment system to accommodate any increase in sanitary sewer flow created.

32-1.6 Separating Distance and CAP

No Supportive Housing developed under these regulations may be located within 1,500 feet of other Supporting Housing developed under these regulations. There shall be no more than five (5) Supportive Housing developments approved under this regulation within the Town of Westport.